

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0345234597
Comm # (no dashes):	54911571316
County:	Outagamie
Region:	Commerce
Site name:	Gilbertson Property
Street Address:	214-216 E College Ave
City:	Appleton
Closure Date	2000-02-16
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	647401.114250292
Northing (Y):	422223.049520032
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☐ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

February 16, 2000

Mr. Howard Gilbertson
9455 Manitou Shores Trail
Levering, MI 49755

February 16, 2000

*See text box on page 2 for updated
status based on receipt of
requested information.*

Subject: **Conditional Case Closure – Gilbertson Property**
214-216 E. College Ave.
DNR #03-45-234597

Dear Mr. Gilbertson:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the closure request prepared by your consultant, Envirogen. The Wisconsin Department of Natural Resources (WDNR) transferred this site to the Wisconsin Department of Commerce on February 15, 2000 for regulatory oversight. It is understood that there is residual soil and groundwater contamination present on site. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

1. A notification must be placed on the property deed addressing residual soil and groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to filing.
2. All monitoring well abandonment forms.

IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

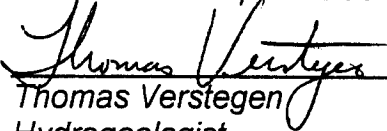
If you have any questions, feel free to contact me at (920)424-0025.

Sincerely,

Thomas Verstegen
Hydrogeologist
Department of Commerce

cc: PECFA File - pf\pecfa\549\close well.doc
Mr. Joe Ramcheck - Envirogen

After review of the requested information submitted on February 16, 2000 by Envirogen, the Department concludes that no further action is required at the above referenced site and the site is listed as closed on the Department of Commerce computer tracking system.


Thomas Verstegen
Hydrogeologist

February 16, 2000

1357372

Document Number

NOTICE OF CONTAMINATION OF
PROPERTY

Legal Description of the Property: In Re: That part of Lots Seven (7) and eight (8), Block twenty-nine (29), APPLETON PLAT, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessors Map of said City bounded and described as follows:

Commencing on the North line of College Avenue at the point 135 feet East of the East line of Morrison Street and run thence East 46.5 feet; thence North 120 feet; thence West 46.5 feet; thence South 120 feet to the place of beginning.

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

FEB 16 2000

AT 3 O'CLOCK A.M. P.M.
JANICE FLENZ
REGISTER OF DEEDS

Recording Area

Name and Return Address
Howard and Margaret Gilbertson
9455 Manitou Shores Trail
Levering, MI 49755

pd
1400

STATE OF WISCONSIN)
) ss
COUNTY OF OUTAGAMIE)

31-2-0317-00-0

Parcel Identification Number (PIN)

Section 1. Howard L. Gilbertson and Margaret C. Gilbertson is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Fuel oil contaminated groundwater with Benzene above NR 140 enforcement standards levels and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of MW-1 and TB-2 (see attached Figure 1).

Section 3 The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Also,

Residual petroleum contaminated soil remains on this site. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be

determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 16 day of Feb, 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of _____.

Signature: Howard L. Gilbertson

Print Name: HOWARD L. GILBERTSON

Margaret C. Gilbertson

MARGARET C. GILBERTSON

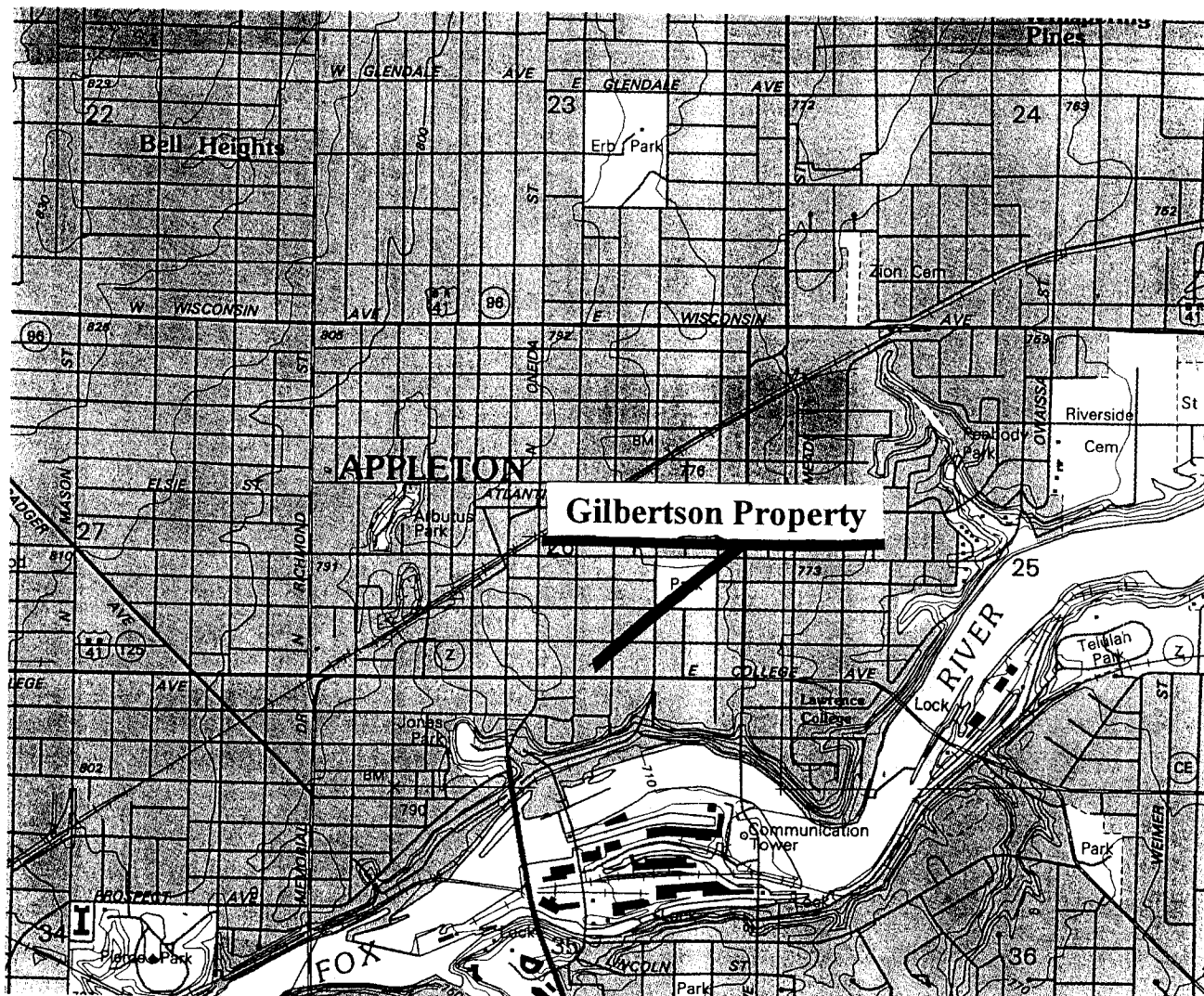
Subscribed and sworn to before me
this 16 day of February, 2000.

Michelle L. Meyer

Notary Public, State of WISCONSIN

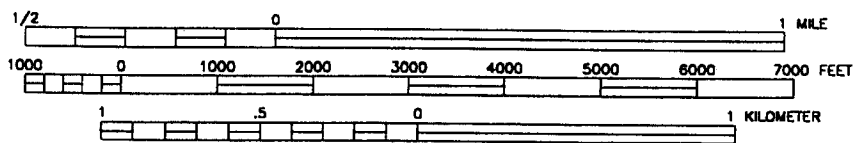
My commission EXPIRES 1/13/2002

This document was drafted by the Wisconsin Department of Commerce.



(USGS 1995)
APPLETON QUADRANGLE

SCALE
1:24000



CONTOUR INTERVAL 10 FEET



LOCATION



ENVIROGEN

COST EFFECTIVE LEADERSHIP FOR A CLEANER ENVIRONMENT

790 Marvella Lane
Green Bay, Wisconsin 54304

SITE LOCATION

MAP

GILBERTSON PROPERTY SITE
APPLETON, WISCONSIN

FIGURE NO.

1

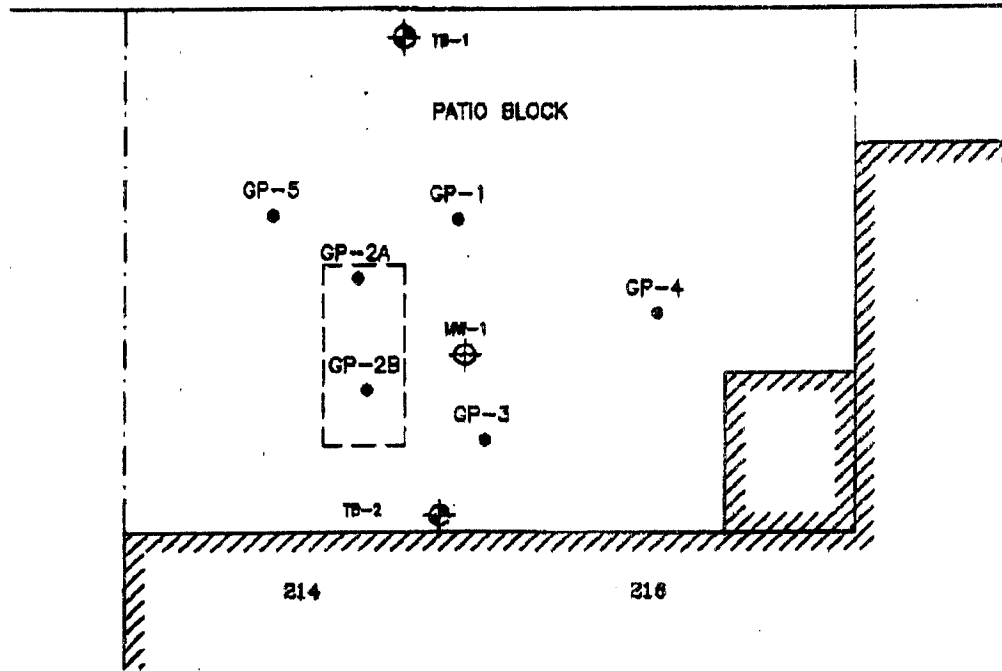
DRAWING NO.	99.0322W1	DRAWN BY:	RRT	12/02/99	CHECKED BY:	KLB	APPROVED BY:	[Signature]	REVISIONS:	ENGINEER	DATE	ENGINEER	DATE
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LEGEND

- GEOPROBE BORING
- [] APPROXIMATE UST LOCATION
- PROPERTY BOUNDARY
- ⊕ MONITORING WELL
- ⊕ TEST BORING



JOHNSTON STREET



ENVIROGEN

BEST EFFECTIVE LEADER FOR A CLEANER ENVIRONMENT

790 Marvells Lane
Green Bay, Wisconsin 54304



TEST BORING/MONITORING
WELL CONFIGURATION
GILBERTSON PROPERTY SITE
APPLETON, WISCONSIN

FIGURE NO.

1

DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
REVISIONS	
DATE	
DRAWING NO.	99 0322-1
DRAWN BY	RRT
CHECKED BY	12/20/99
APPROVED BY	

TABLE 2

Groundwater Sample Laboratory Analytical Results
Gilbertson Property
Appleton, Wisconsin
December 9, 1999

Monitoring Well	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE	1,2,4-TMB	1,3,5-TMB	Benzo(a)pyrene	Fluorene	1-Methyl-naphthalene	Phenanthrene	Pyrene	DRO
MW-1	15	XX	1.2	64	<0.32	58	20	<0.30	4.7	15	33	0.42	18,000
NR 140 ES	5.0	343	700	620	60	480	480	0.20	400	NS	NS	250	NS
NR 140 PAL	0.5	68.6	140	124	12	96	96	0.02	80	NS	NS	50	NS
COMM 46	1,500	7,100	20,000	7,800	NS	NS	NS	NS	NS	NS	NS	NS	NS
Table 1 Value													

Notes: All results are reported in ppb



Shading indicates value equals or exceeds the NR 140 enforcement standard
Cross hatching indicates value equals or exceeds the NR 140 preventive action limit

MTBE: methyl t-butyl ether
 TMB: trimethylbenzene
 DRO: diesel range organics
 ES: enforcement standard
 PAL: preventive action limit
 COMM: Wisconsin Department of Commerce
 NS: no standard